



# The Spring Hill Advantage





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**The city of Spring Hill, straddling the Johnson/Miami County line along U.S. Highway 169, was until recently a small rural community. Now, Spring Hill is a rapidly-growing city intent on embracing future residential and commercial growth while maintaining its historic character.**

As a city with more than 150 years of history to be proud of, Spring Hill is a family-oriented community with a first-rate school system and is a place where residents enjoy easy access to local and metro-wide amenities.

The city is also home to a high-quality workforce that cares about the community and wants to see Spring Hill grow in a way that ensures that it remains an enjoyable and livable city.

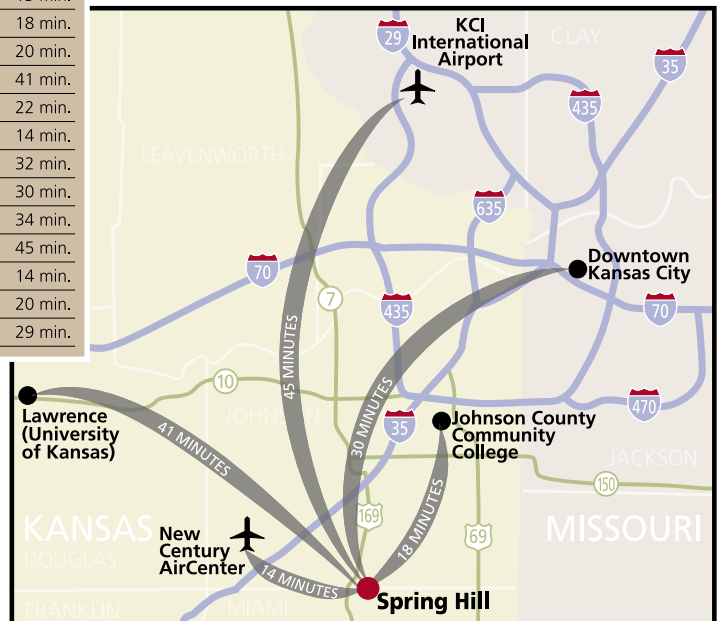
Accordingly, city leaders and residents have worked together to create a state-of-the-art comprehensive plan that will help set the course for Spring Hill's future. Among the many things the plan promotes are contemporary residential and commercial mixed-use areas, modern industrial developments to accommodate the nearby BNSF intermodal facility and the preservation of the natural environment.

As the fastest-growing city in Johnson and Miami Counties, Spring Hill is positioned to become a premier community in the region.



## Drive Time From Spring Hill

Johnson County Courthouse	13 min.
Johnson County Community College	18 min.
Corporate Woods	20 min.
University of Kansas	41 min.
Sprint World Headquarters	22 min.
New Century AirCenter	14 min.
Country Club Plaza	32 min.
Downtown Kansas City	30 min.
Truman Sports Complex	34 min.
Kansas City International Airport	45 min.
Hillsdale Lake	14 min.
Miami County Courthouse	20 min.
Kansas Speedway	29 min.



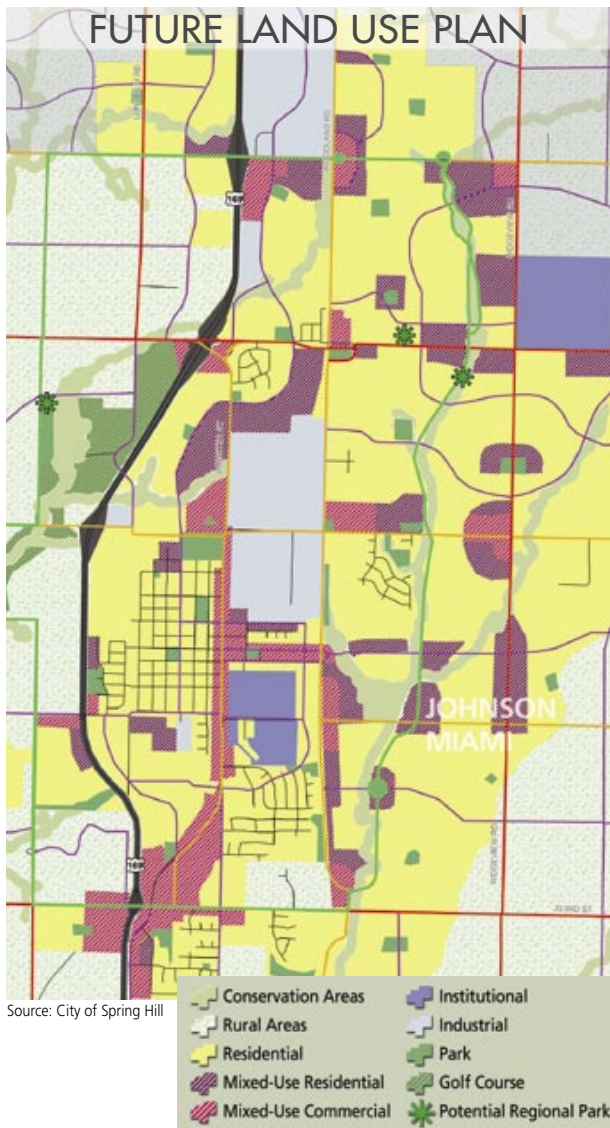




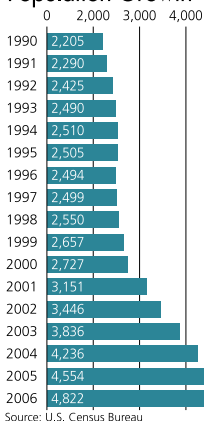
# Growth

**Spring Hill is an enterprising city that has seen unprecedented population, housing and commercial growth in the last decade.**

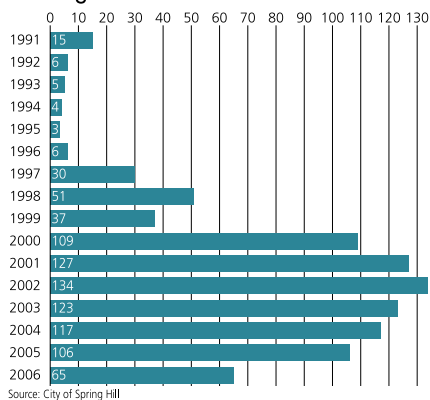
- The population of the city of Spring Hill has more than doubled since 1990, with 80% of this growth occurring since the year 2000.
- According to the U.S. Census Bureau, Spring Hill was the fastest-growing city in Johnson and Miami Counties between 2000 and 2006. With a growth rate of 76.8%, it is also the second fastest-growing city in the Kansas City metro area.
- Of the 900 homes built in the last decade, 83% have been constructed since 2000. Half of the city's total single-family housing stock has been added since 2000 as well.
- Growth in Spring Hill's housing and commercial development has led to a 447% increase in assessed property value between 1995 and 2006.
- Future growth will be accommodated by Spring Hill's recent annexation of 1,900 acres and the adoption of a new land use plan to help guide the development of the community.



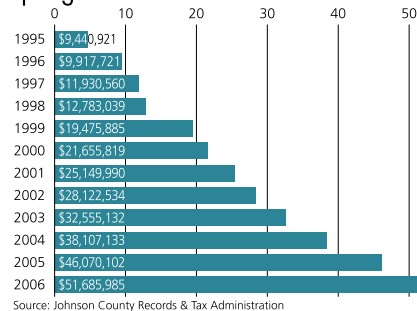
## Spring Hill Population Growth



## Spring Hill Single-Family Building Permits



## Spring Hill Assessed Valuation





# Demographics

**The population of Spring Hill and the surrounding area is represented by young families who own their own homes and enjoy a comfortable lifestyle.**

- The population of the city of Spring Hill is over 4,800 while the population within a 5-mile radius surrounding Spring Hill is approximately 9,700.
- With more than one-third of the population under 25 years of age, the Spring Hill area's population is relatively young. The median age is 36.0, lower than both the Kansas City metro and the nation.
- Families make up 81.4% of the households in the community, and the average household size of 2.86 is higher than the Kansas City metro and national averages.
- Home ownership compares favorably with both the Kansas City metro and the nation. Homeowners make up 83.7% or 2,849 of the households in the area.
- Average household income in Spring Hill is \$84,180 with almost 30% of the households in the area earning more than \$100,000 annually. Median household income is \$72,066.



## Spring Hill Area Demographics

	Spring Hill Area		Kansas City Metro	United States
Population	9,718		1,997,567	306,348,230
Households:	3,403		785,712	115,337,039
Family Households	2,770	81.4%	65.9%	67.0%
Non-Family Households	633	18.6%	34.1%	33.0%
Average Household Size	2.86		2.50	2.59
Annual HH Growth Rate	3.0%		1.3%	1.2%
Homeowner Households:	2,849	83.7%	70.2%	68.1%
Average Value of Homes	\$195,984			
Renter Households	555	16.3%	29.8%	31.9%
Average Rent	\$581			
White	9,252	95.2%	79.9%	72.7%
Black	114	1.2%	12.5%	12.6%
Asian or Pacific Islander	82	0.8%	2.3%	4.5%
American Indian or Alaska Native	63	0.7%	0.5%	0.9%
Two or More Races	125	1.3%	2.1%	2.8%
Some Other Race	82	0.8%	2.7%	6.5%
Hispanic of Any Race	303	3.1%	6.3%	15.0%
Population Age 0-4	786	8.1%	7.3%	6.9%
Population Age 5-9	805	8.3%	7.0%	6.5%
Population Age 10-14	710	7.3%	6.8%	6.8%
Population Age 15-19	712	7.3%	6.8%	7.1%
Population Age 20-24	580	6.0%	6.5%	7.0%
Population Age 25-44	2,800	28.8%	28.3%	27.6%
Population Age 45-64	2,627	27.0%	25.8%	25.4%
Population Age 65-84	616	6.3%	9.7%	10.7%
Population Over 85	83	0.9%	1.7%	1.9%
Median Age	36.0		36.6	36.7
Per capita Income:	\$29,480		\$30,026	\$27,916
Percent of Kansas MSA	98%		100%	93%
Percent of US	106%		108%	100%
Average Household Income:	\$84,180		\$76,337	\$74,148
Percent of Kansas MSA	110%		100%	97%
Percent of US	1147%		103%	100%
Median Household Income:	\$72,066		\$59,055	\$53,154
Percent of Kansas MSA	122%		100%	90%
Percent of US	136%		111%	100%
HHs Earning Less Than \$25,000	291	8.6%	17.0%	21.9%
HHs \$25,000 to \$49,999	633	18.6%	24.8%	25.0%
HHs \$50,000 to \$99,999	1,524	44.8%	36.0%	32.3%
HHs \$100,000 to \$149,999	635	18.7%	13.7%	12.3%
HHs Earning More Than \$150,000	320	9.4%	8.5%	8.4%
Total Household Income	\$286,501,872			

Source: CERI



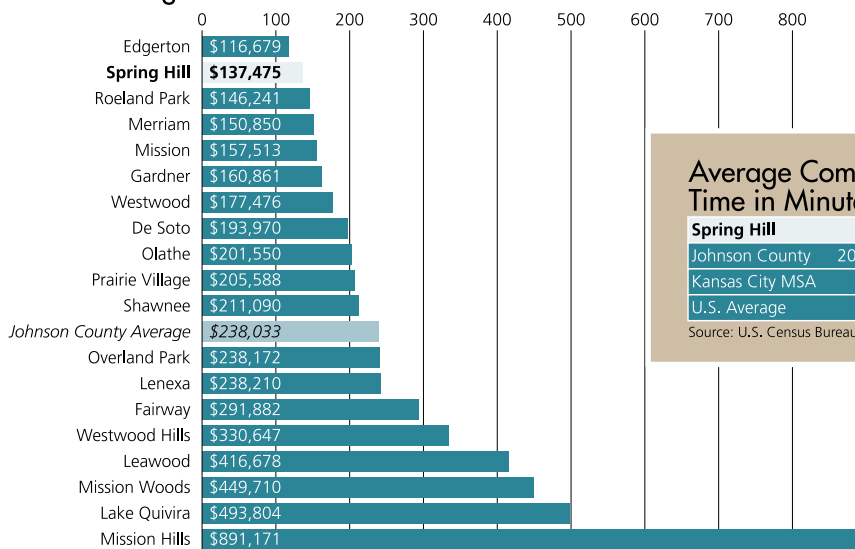
# Quality of Life

**Spring Hill's vision of a dynamic community providing a high quality of life is quickly coming to fruition.**

- For five years straight the students in the Spring Hill school district have performed exceptionally well in state assessment tests. In 2006-07, 88% exceeded state targets in mathematics and 89% in reading.
- In addition, the coveted Kansas Standard of Excellence award was accorded to all Spring Hill schools in 2007.
- The city's housing market has remained very affordable with an average home value 42% below the county average.
- Spring Hill's location on U.S. 169 allows for easy commutes to the metro area's first-rate universities, medical care facilities, shopping and entertainment venues.
- Spring Hill residents also enjoy close proximity to many recreational amenities like Sycamore Ridge golf course, Hillsdale Lake, home of Jayhawk Marina, and Heritage Park, Johnson County's 1,200 acre regional park.
- To accommodate the recreational needs of the growing population, the city's new comprehensive plan adds neighborhood parks to residential areas and allows for future regional parks and streamway trails.



## Average Home Values



Source: Johnson County Appraiser

## Average Commute Time in Minutes

<b>Spring Hill</b>	<b>22.8</b>
Johnson County	20.2
Kansas City MSA	22.9
U.S. Average	25.5

Source: U.S. Census Bureau





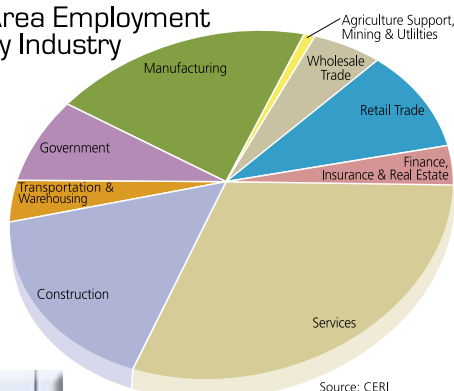
# Business Climate

**The city of Spring Hill has a diverse economy with employment represented in each sector and a growing labor force to support its economic development.**

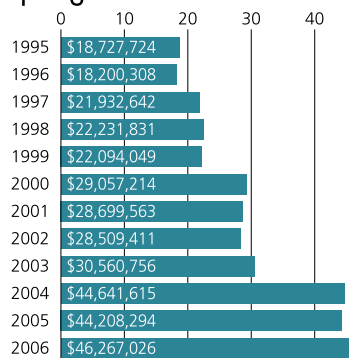
- Spring Hill employers can draw from a labor force of over 300,000 workers in Johnson and Miami Counties, while the entire metro area provides more than 1 million workers.
- Highly educated workers are not in short supply. The total number of Spring Hill residents with college degrees has risen by 36% since 1990.
- Retail sales in the city grew by 147% since 1995, rising to more than \$46 million in 2006. Retail sales per resident grew from \$7,298 in 1996 to over \$9,595 in 2006.
- Spring Hill is ideally situated to provide easy access to the metro area's top-notch transportation facilities, especially the New Century AirCenter and the future BNSF intermodal facility northwest of the city.
- The city is planning to create future development areas which will be home to industries that will support and benefit from the growth of the BNSF intermodal facility in Gardner, Kansas.
- TAP Enterprises Inc. is headquartered in Spring Hill. A production facility for AGC Flat Glass North America, the world's largest glass producer, chose to locate in Spring Hill as well.



## Area Employment by Industry



## Spring Hill Retail Sales



## Labor Force Participation Rate

(% of persons 16+ in labor force)

<b>Spring Hill</b>	<b>73.9%</b>
Johnson County	73.9%
Kansas City MSA	68.9%
Kansas	67.5%
U.S. Average	63.9%

Source: U.S. Census Bureau

**FOR MORE INFORMATION, CONTACT:**



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